

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, May 3, 2010, 4:30 PM  
Council Room – City Hall

PRESENT:

Board of Mayor and Aldermen

Mayor Dennis R. Phillips

Alderman Valerie Joh

Vice-Mayor Benjamin K. Mallicote

Alderman Charles K. Marsh, Jr.

Alderman Larry A. Munsey

Alderman Tom C. Parham

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:20 p.m., by Mayor Phillips, following adjournment of the special called BMA business meeting, as advertised.
2. **ROLL CALL:** By Deputy City Recorder Gilbert.
3. **WORK SESSION TICKLER.** City Manager Campbell, in response to an inquiry from Mayor Phillips, explained that the original completion date for the MeadowView Executive Conference Center was October 1, 2010 and is now pushed back to mid-October.

Mayor Phillips suggested adding an item referencing the East Stone Drive fire station project and asked about the status of commencing this project. City Manager Campbell explained that the project has not yet commenced in hopes of obtaining stimulus money designated for the construction of fire stations and, while the funds so far seem to be going to larger cities, there is still one more round of funding left to be awarded. He added that there is money already captured from the bond issue two years ago to purchase the property, a fire truck and build the station which will take 10 to 11 months to construct.

Alderman Parham added that residents in Crown Colony have been subject to high insurance rates because this station has not been established. Alderman Marsh further stated that the City now has two fire stations sites—one on 11W and the other on New Beasonwell Road, and if this Board has the political will to move Station 2 (next to Legion Pool) to one of those sites, the City will not have to hire 10 firemen or a purchase a truck, saving \$500,000 in operating costs and another \$600,000 in capital costs. He opined that, given the tight budget with no tax increase desired, this is a grand opportunity for the City to reduce significant costs with no downsizing.

City Manager Campbell responded that Fire Chief Craig Dye has an alternative cost-saving option that will be included in the FY2011 budget which entails moving fire personnel from another station and not require hiring additional personnel. He added that the purchase of the truck was included in the bond issues.

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Fire Chief Dye further explained that fire stations have been constructed at present locations and designed as the City has grown, according to ISO recommendations, and the impact of response times and the City venues served by Station 2 such as Kingsport Town Center, Eastman Chemical Company and Dobyns-Bennett High School, Lincoln, Jefferson and Johnson schools.

Mayor Phillips would like this scenario and the cost savings discussed further at the BMA's next work session and the City Manager agreed to include this discussion.

The Mayor next commented on the area at the Ridgefields Bridge and Public Works Director Ryan McReynolds indicated Public Works is still adding fill and will eventually be seeded. He also mentioned that a parking area will be developed once funds are available to do so.

Mayor Phillips received calls today from Kingsport Tomorrow and KCVB (Kingsport Convention and Visitors Bureau) reporting that the Science project is still very viable, they now have a Board of Directors and this looks to be a very successful project.

**4. BAYS MOUNTAIN PARK LONG-TERM STRATEGIC PLAN.** Assistant to the City Manager Chris McCartt provided a status report on this plan and introduced Mr. Brian Trusty, Senior Manager with Pros Consulting LLC who went over a PowerPoint presentation.

Mr. Trusty mentioned, after going through an extensive process review, there were eight major components of this plan that came to light, with six becoming the key recommendations. Those six included 1) enhancing revenue and operational policies, 2) developing diversity program and services, 3) updating the management model of the park, 4) supporting appropriate facility enhancement, 5) improving market positioning tactics, and 6) protecting the borders of the park.

He provided recommendation on how to fund specific park capital improvements using sources available such as using a dedicated sales tax initiative, bonds, local partner fundraising and various grants, along with local/regional coordination.

Mr. McCartt provided updated information on the restroom construction at Bays Mountain Park and other related projects.

**5. REVIEW OF AGENDA ITEMS ON MAY 4, 2010 REGULAR BUSINESS AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

**VI.D.7 Consideration of a Resolution Awarding the Bid for the Purchase of One (1) Crawler Mounted Asphalt Paver to Power Equipment Company, Inc. (AF: 109-2010).** Alderman Marsh asked why this piece of equipment is so expensive and Public Works Director McReynolds drew attention to the memorandum he included with the agenda action

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form. This equipment, capable of paving pathways from 4' to 10', is specifically useful in paving trails but can also be used on roads. The memorandum illustrates this purchase is a better use of \$145,000 than contracting out paving jobs.

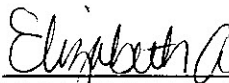
Mr. McReynolds, using information from his attached memorandum, pointed out that a contractor estimate of \$350,000 was submitted to pave seven (7) miles of Cattails' pathways. The subject paver equipment will pave the same seven (7) miles for around \$50,000, including material and labor and would be very beneficial for Greenbelt maintenance and repaving. City Manager Campbell added that, even though used sporadically throughout the year, it should produce a two-year payback.

Alderman Marsh opined he doesn't think this is a reasonable expenditure, given the limited use for a \$145,000 purchase.

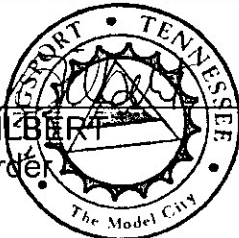
**BOARD COMMENT.** Alderman Joh was thankful for the carousel donations made in memory of her recently deceased husband, Gale.

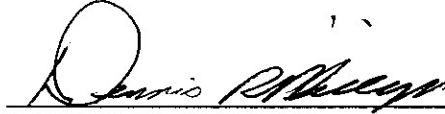
**PUBLIC COMMENT.** None.

**6. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 5:15 p.m.



ELIZABETH A. GILBERT  
Deputy City Recorder





DENNIS R. PHILLIPS  
Mayor